067.A	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,400 / 715,400
					USE VALUE:	715,400 / 715,400
					ASSESSED:	715,400 / 715,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIRSCH BRIAN P/EILEEN M
Owner 2:	
Owner 3:	
Street 1:	43 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLYNN JOHN J/PAULINE M -
Owner 2:	-
Street 1:	43 ROCKMONT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,284 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 2192 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6284.000	289,400		426,000	715,400
Total Card	0.144	289,400		426,000	715,400
Total Parcel	0.144	289,400		426,000	715,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.36 | /Parcel: 326.3

Legal Description

User Acct 128702

GIS Ref

GIS Ref

Insp Date 10/03/16

Entered Lot Size

Total Land:

Land Unit Type:

!5800!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,400	0	6,284.	426,000	715,400	715,400	Year End Roll	12/18/2019
2019	101	FV	231,000	0	6,284.	395,500	626,500	626,500	Year End Roll	1/3/2019
2018	101	FV	231,000	0	6,284.	395,500	626,500	626,500	Year End Roll	12/20/2017
2017	101	FV	231,000	0	6,284.	346,900	577,900	577,900	Year End Roll	1/3/2017
2016	101	FV	229,000	0	6,284.	316,400	545,400	545,400	Year End	1/4/2016
2015	101	FV	213,800	0	6,284.	279,900	493,700	493,700	Year End Roll	12/11/2014
2014	101	FV	213,800	0	6,284.	264,700	478,500	478,500	Year End Roll	12/16/2013
2013	101	FV	213,800	0	6,284.	251,900	465,700	465,700		12/13/2012

PRINT

Date	Time
12/10/20	20:38:23

LAST REV

Date	Time
11/30/20	13:35:26
jorourke	
5800	

USER DEFINED

Prior Id # 1:	128702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOHN J/PA	34771-299		2/4/2002		310,000	No	No		
WOOD JOSEPH E	32601-571		4/2/2001	Chgd>Assmt<	220,000	No	No		
WOOD JOSEPH E	30764-336		10/15/1999		3,000	No	No		776 SF LAND TO 21 OAK HILL DR
	10974-356		11/4/1965		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2015	1771	Patio Ro			11/16/2015			enclose small porc
6/27/2006	522	Addition	100,000	C		G7	GR FY07	2 STORY ADD
8/17/2001	568	Alterati	10,000	C				REHAB KIT/BATH-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2016	Measured	DGM	D Mann
10/3/2016	Permit Visit	DGM	D Mann
4/13/2009	Measured	372	PATRIOT
7/8/2004	Info Fm Plan	BR	B Rossignol
4/20/2000	Inspected	270	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6284		Sq. Ft.	Site		0	70.	0.97	12									425,962						426,000	

Total AC/HA: 0.14426 | Total SF/SM: 6284 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,962 | Spl Credit | Total: 426,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12900579
Const Adj.:	0.99742496
Adj $ / SQ:	118.240
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355511
Depreciation:	66125
Depreciated Total:	289386

COMMENTS

SUBDIVIDED 10/15/1999 LAND REDUCED-776 SF TO 21 OAK HILL DR.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

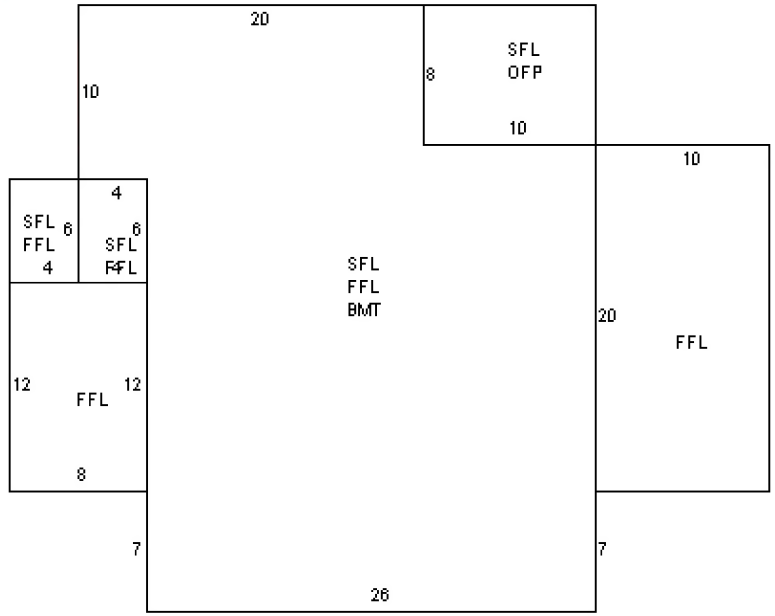
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	118.24
Special Features:	0	Val/Su Net:	92.11
Final Total:	289400	Val/Su SzAd	132.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,214	118.240	143,544
SFL	Second Floor	978	118.240	115,644
BMT	Basement	870	35.470	30,861
OFP	Open Porch	80	37.030	2,962

Net Sketched Area: 3,142 | Total:

Size Ad | 2192.0400 | Gross Are | 3666 | FinArea | 2192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	FR	1980	0.00	T	39	101						

More: N | Total Yard Items: | Total Special Featues: | Total: